

c/o Premier Management Co.
P.O. Box 12051
Wilmington NC 28405

YEAR-TO-DATE

ASSETS

| | |
|-----------------|------------|
| Cash - Checking | 151,018.19 |
| Cash - Reserves | 272,354.87 |
| | ----- |
| TOTAL ASSETS | 423,373.06 |
| | ===== |

LIABILITIES & EQUITY

| | |
|----------------------------|------------|
| Duplex Reserves | 71,889.00 |
| General Reserves | 41,988.27 |
| Insurance Reserves | 78,378.05 |
| Working Capital Reserves | 37,039.99 |
| Townhome General Reserves | 43,059.56 |
| Retained Earnings | 87,846.04 |
| Current Earnings/Loss | 63,172.15 |
| | ----- |
| TOTAL LIABILITIES & EQUITY | 423,373.06 |
| | ===== |

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| | MTD ACTUAL | MTD BUDGETED | MTD FAV/(UNFAV) | YTD ACTUAL | YTD BUDGETED | YTD FAV/(UNFAV) | ANNUAL BUDGET |
|--|---------------|-----------------|--------------------|---------------|-----------------|--------------------|------------------|
| INCOME - TOWNHOMES | | | | | | | |
| Townhome Assessments | 14,749.83 | 20,111 | (5,361.17) | 14,749.83 | 20,111 | (5,361.17) | 80,443 |
| TOTAL TOWNHOME INCOME | 14,749.83 | 20,111 | (5,361.17) | 14,749.83 | 20,111 | (5,361.17) | 80,443 |
| TOTAL TOWNHOME OPERATIONS INCOME | 14,749.83 | 20,111 | (5,361.17) | 14,749.83 | 20,111 | (5,361.17) | 80,443 |
| EXPENSES - TOWNHOME BUILDINGS & GROUNDS | | | | | | | |
| Townhome Building Repairs | 0.00 | 175 | 175.00 | 0.00 | 175 | 175.00 | 2,100 |
| Townhome Insurance Expense | 0.00 | 4,661 | 4,661.00 | 0.00 | 4,661 | 4,661.00 | 55,924 |
| Townhome Pressure Washing | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 2,450 |
| Townhome Pest Control | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 1,400 |
| TOTAL TOWNHM BUILDINGS & GROUNDS EXP | 0.00 | 4,836 | 4,836.00 | 0.00 | 4,836 | 4,836.00 | 61,874 |
| NET TOWNHOME INCOME/(LOSS) | 14,749.83 | 15,275 | (525.17) | 14,749.83 | 15,275 | (525.17) | 18,569 |
| INCOME - DUPLEXES | | | | | | | |
| Duplex Assessments | 32,622.53 | 38,689 | (6,066.47) | 32,622.53 | 38,689 | (6,066.47) | 154,753 |
| TOTAL DUPLEX INCOME | 32,622.53 | 38,689 | (6,066.47) | 32,622.53 | 38,689 | (6,066.47) | 154,753 |
| TOTAL DUPLEX OPERATIONS INC | 32,622.53 | 38,689 | (6,066.47) | 32,622.53 | 38,689 | (6,066.47) | 154,753 |
| EXPENSES - DUPLEX BLDNGS & GRNDS | | | | | | | |
| Duplex Building Repairs | 0.00 | 234 | 234.00 | 0.00 | 234 | 234.00 | 2,800 |
| Duplex Insurance | 1,414.00 | 9,592 | 8,178.00 | 1,414.00 | 9,592 | 8,178.00 | 115,094 |
| Duplex Pressure Washing | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 7,000 |
| Duplex Pest Control | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 2,800 |
| TOTAL DUPLEX BLDNGS & GRNDS EXP | 1,414.00 | 9,826 | 8,412.00 | 1,414.00 | 9,826 | 8,412.00 | 127,694 |
| NET DUPLEX INCOME/(LOSS) | 31,208.53 | 28,863 | 2,345.53 | 31,208.53 | 28,863 | 2,345.53 | 27,059 |

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| | MTD ACTUAL | MTD BUDGETED | MTD FAV/(UNFAV) | YTD ACTUAL | YTD BUDGETED | YTD FAV/(UNFAV) | ANNUAL BUDGET |
|--|------------------------------|---------------------|------------------------------|------------------------------|---------------------|------------------------------|---------------------|
| RESERVES FUNDING | | | | | | | |
| CAPITAL RESERVES FUNDED: | | | | | | | |
| Working Capital Reserve-Funded | <u>1,235.06</u> | <u>0</u> | <u>1,235.06</u> | <u>1,235.06</u> | <u>0</u> | <u>1,235.06</u> | <u>0</u> |
| TOTAL RESERVE FUNDING | 1,235.06 | 0 | 1,235.06 | 1,235.06 | 0 | 1,235.06 | 0 |
| EXPENSES: | | | | | | | |
| Townhome General Reserve-Payment | <u>5,300.00</u> | <u>0</u> | <u>(5,300.00)</u> | <u>5,300.00</u> | <u>0</u> | <u>(5,300.00)</u> | <u>0</u> |
| TOTAL RESERVE EXPENSES | 5,300.00 | 0 | (5,300.00) | 5,300.00 | 0 | (5,300.00) | 0 |
| SURPLUS (DEFICIT) CARRIED FWD | <u><u>(4,064.94)</u></u> | <u><u>0</u></u> | <u><u>(4,064.94)</u></u> | <u><u>(4,064.94)</u></u> | <u><u>0</u></u> | <u><u>(4,064.94)</u></u> | <u><u>0</u></u> |

For GL Dates 01/01/21 to 01/31/21
For Entities 0893 to 0893
For All Accounts

Entity: 0893 QueensGrantSoundside#893

| Vch # | Vendor | Name | GL Date | Amount | Voucher Description | Bank | Chk # | Check Date | Amount |
|---------------------------|--------|--|------------|-----------|---------------------|------|--------|------------|-----------|
| Account: 2754 01243372 | ZP2126 | Townhome Gen.Res-Pmt Stanley Eugene Griffin | 01/22/2021 | 5,300.00 | mtr base 1&8 | 893R | 100000 | 01/22/2021 | 5,300.00 |
| Account: 4018 01241565 | ZP0100 | Electricity Jones-Onslow Electric | 01/12/2021 | 162.01 | SEC LIGHTS | 893 | 100019 | 01/12/2021 | 162.01 |
| Account: 4039 01241564 | ZP2675 | Landscape Contract Abraham Contreras | 01/12/2021 | 2,180.00 | Dec 2020 | 893 | 100018 | 01/12/2021 | 2,180.00 |
| Account: 4080 01241564 | ZP2675 | Landscape Spec.Proj. Abraham Contreras | 01/12/2021 | 365.00 | plants-front ent. | 893 | 100018 | 01/12/2021 | 365.00 |
| Account: 4104 01241563 | ZP0991 | Cable Television Spectrum | 01/12/2021 | 2,537.67 | 920 OBSERVATIO | 893 | 100017 | 01/12/2021 | 2,537.67 |
| Account: 4106 01240841 | ZP1154 | Insurance Expense Auto Owners Insurance | 01/11/2021 | 169.00 | 018127620 | 893 | 100016 | 01/11/2021 | 169.00 |
| 01244328 | ZP1154 | Auto Owners Insurance | 01/28/2021 | 1,363.00 | 018127620 | 893 | 100022 | 01/28/2021 | 1,363.00 |
| Account: 4107 01245879 | ZP0001 | Late Fees to Mgt.Co. Premier Management Co. | 01/31/2021 | 35.00 | L35.00 | 893 | 930681 | 01/31/2021 | 35.00 |
| Account: 4112 01238712 | ZP0001 | Management Fees Premier Management Co. | 01/05/2021 | 650.00 | JAN MGMT FEES | 893 | 930679 | 01/11/2021 | 650.00 |
| Account: 4114 01245140 | ZP0001 | Misc. Admin. Exp. Premier Management Co. | 01/30/2021 | 20.00 | ADMIN | 893 | 930680 | 01/31/2021 | 20.00 |
| Account: 4115 01245140 | ZP0001 | Office Supplies Exp. Premier Management Co. | 01/30/2021 | 23.47 | SUPPLIES | 893 | 930680 | 01/31/2021 | 23.47 |
| Account: 4116 01245140 | ZP0001 | Postage Premier Management Co. | 01/30/2021 | 3.30 | POSTAGE | 893 | 930680 | 01/31/2021 | 3.30 |
| Account: 6506 01240840 | ZP2880 | Duplex Insurance Hartford Fire Ins. Co.* | 01/11/2021 | 578.00 | 87060287612020 | 893 | 100015 | 01/11/2021 | 578.00 |
| 01243371 | ZP1077 | Selective Ins Company | 01/21/2021 | 836.00 | 963A | 893 | 100021 | 01/21/2021 | 836.00 |
| Totals: | | | | 14,222.45 | | | | | 14,222.45 |

ZP

| Unit Lot # | R Sts Type | Resident Co-Resident | Unit Address CC Description | Deposit Date | Amount | Current | 30 Days | 60 Days | 90 Days |
|-------------------------------------|--------------------|-------------------------------|-----------------------------|--------------|------------------|--------------|------------------|--------------|---------------|
| ZP-93BB - QUEENS GRANT SOUND | | | | | | | | | |
| 0906 | 02 C | Carolina Sun Investments, LLC | 906 Bumble Bee Ln | | 957.84 | 10.00 | 480.87 | 10.00 | 456.97 |
| 0918 | 02 C | WH Wilson Properties LLC | 918 Bumble Bee Ln | | 480.87 | 10.00 | 470.87 | | |
| ZP-93TC - QUEENS GRANT SOUND | | | | | | | | | |
| 952A | 02 C | Joseph Dollard | 952A Tower Ct, Unit 9C | | 1,862.59 | 10.00 | 1,852.59 | | |
| 953F | 03 C | Michael Johnson | 953 Tower Ct, Unit 1F | | 1,917.37 | 10.00 | 1,907.37 | | |
| 957A | 02 C | Jody Anglin | 957A Tower Ct, Unit 2C | | 391.23 | 10.00 | 381.23 | | |
| 960B | 03 C | Jeremy Connor | 960B Tower Ct, Unit 7D | | 1,862.59 | 10.00 | 1,852.59 | | |
| 961B | 02 C | Eugene Ball | 961B Tower Ct, Unit 3D | | 10.00 | | 10.00 | | |
| 962A | 01 C | Jody Anglin | 962A Tower Ct, Unit 7A | | 1,876.15 | 10.00 | 1,852.59 | | 13.56 |
| 968A | 02 C | William Cilento | 968A Tower Ct, Unit 5C | | 1,862.59 | 10.00 | 1,852.59 | | |
| Project Totals Delinquent | | | | | 11,221.23 | 80.00 | 10,660.70 | 10.00 | 470.53 |
| Prepays | | | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net | | | | | 11,221.23 | 80.00 | 10,660.70 | 10.00 | 470.53 |
| Net Distribution | | | | | | | | | |
| DP | Duplex Assessment | | | | 5,526.88 | 0.00 | 5,526.88 | 0.00 | 0.00 |
| LC | Late Charge | | | | 110.00 | 80.00 | 10.00 | 10.00 | 10.00 |
| Q1 | Qtrly Assessment | | | | 4,147.85 | 0.00 | 3,687.32 | 0.00 | 460.53 |
| TQ | Townhome-Quarterly | | | | 1,436.50 | 0.00 | 1,436.50 | 0.00 | 0.00 |